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SITE
ARCH.

Street Maintenance and the Advisory Agency prior to the issuance of a certificate of occupancy. All trees, both on site and in the parkway, shall be minimum 24 inch box trees. The Street Tree Division shall be notified of the commencement of grading operations not less than 10 days in advance. (MM)

- 11 tt. All developed open areas on-site that are not used for buildings, walkways, and other hard scape shall be landscaped. (MM)
- ✓ uu. That the owners of the property will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times. (Covenant and Agreement)

12. Prior to recordation, or prior to the issuance of any grading or building permit, whichever occurs first, the applicant shall submit and record as a Covenant and Agreement a Mitigation Monitoring and Reporting Program satisfactory to the Advisory Agency that incorporates all mitigation measures required by the final EIR No.96-0096(SUB)(CUB)(ZV)(DA) and Condition Nos. 10, 11a, 11b through e, 11h through 11tt of the tract approval, taking into consideration any modified and additional mitigation measures required by the Planning Commission and/or City Council. The program shall require the subdivider to identify (a) mitigation monitor(s) who shall provide annual status reports for a period of ten years, beginning immediately after completion of construction of each phase of the development, to implement mitigation items required above. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of

MARIO - DO YOU REMEMBER THIS ONE?
LET'S TALK.

VESTING TENTATIVE TRACT NO. 52172

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intervention (pre-construction, construction, post-construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.

13. a. That in the event final map units are submitted for recordation, a parking area driveway plan shall be submitted for each unit to the Department of Transportation and the Bureau of Engineering for approval prior to recordation.
- b. That the tract be permitted to record as 7 separate units.
- c. That final map units be submitted and approved by the Department of City Planning.
- d. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency.
14. Existing Structures - That prior to recordation, building plans be submitted by the subdivider to the Department of Building and Safety for its review to verify compliance with all use, height and area requirements of the Zoning and Building Code unless a variance is granted by the Zoning Administrator prior to recordation of the final map. Should building plans not be available, a building survey shall be submitted in its stead.